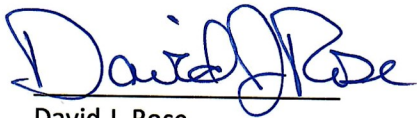


Lot 34A

Being all of lot 34 and 35 of Tract No. 5632-3, per map recorded in book 169, pages 61-68, inclusive, of miscellaneous records in the City of San Buenaventura, County of Ventura, State of California described as follows:

Beginning at the Northeast corner of said lot 35, said point being a point on the Westerly line of Nevada Avenue, 68' wide, thence along said westerly line

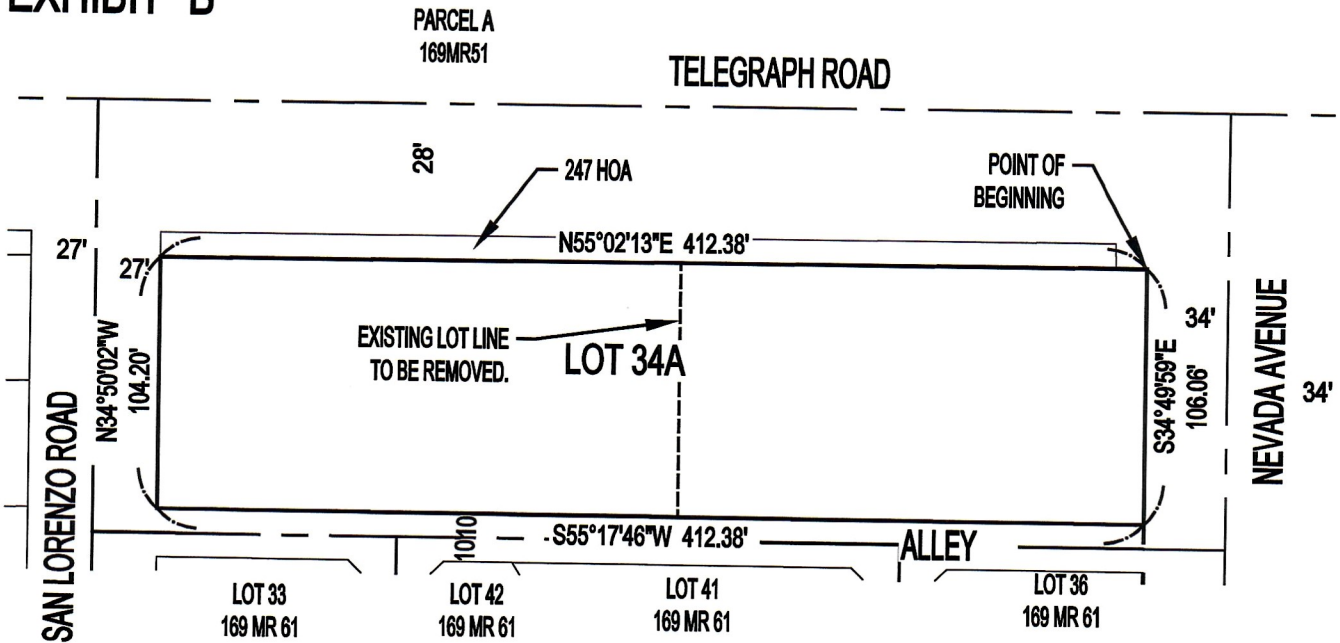
- 1ST: South 34°49'59" East, 106.06 feet to the intersection of the Westerly line of said Nevada Avenue and the Northerly line of an alley, 20' wide; thence along said Northerly line
- 2ND: South 55°17'46" West, 412.38 feet to a point that is the Southwesterly corner of said lot 34, said point being on the Easterly line of San Lorenzo Road, 54' wide; thence along said Easterly line
- 3RD: North 34°50'02" West, 104.20 feet to the Northwest corner of said lot 34; thence leaving said Easterly line along the Northerly line of said lots 34 and 35
- 4TH: North 55°02'13" East, 412.38 feet to the point of beginning.



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Exp. 12/31/2020



EXHIBIT "B"

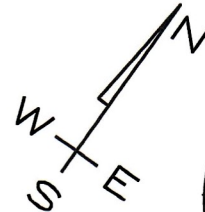
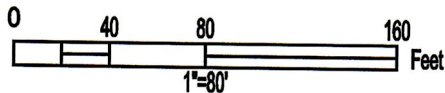


EXISTING AREAS:

LOT 34	22,751.13 SF
LOT 35	20,602.93 SF
	<u>43,354.06 SF</u>

PROPOSED AREA:

LOT 34A 43,354.06 SF



David J. Rose 2/27/2022

DAVID J. ROSE
RCE 32127
EXP. 12-31-22

D.T.R. ENGINEERING

2448 JACARANDA DRIVE, OXNARD CALIFORNIA 93036 - (805) 919-9443

CITY OF SAN BUENAVENTURA

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DESIGNED BY: DJR
DRAWN BY: DJR
CHECKED BY: DJR

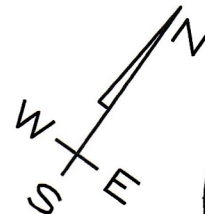
LLA# 10-21-61924

PROJECT NO.

3407

APPROVED BY: _____
CITY SURVEYOR L.S. 9427

PAGE 1
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0 40 80 160 Feet

1"=80'

CITY OF SAN BUENAVENTURA

PAGE 1
OF 1

TRACT No. 5632-3
LLA LOTS 34 & 35

North: 12923.4979' East: 4921.7807'

Segment #1 : Line

Course: N34° 49' 59"W Length: 106.06'
North: 13010.5541' East: 4861.2005'

Segment #2 : Line

Course: S55° 02' 13"W Length: 412.38'
North: 12774.2405' East: 4523.2462'

Segment #3 : Line

Course: S34° 50' 02"E Length: 104.20'
North: 12688.7119' East: 4582.7651'

Segment #4 : Line

Course: N55° 17' 46"E Length: 412.38'
North: 12923.4944' East: 4921.7849'

Perimeter: 1035.02' Area: 43354.06 Sq. Ft.
Error Closure: 0.0055 Course: S50° 51' 51"E
Error North: -0.00349 East: 0.00429

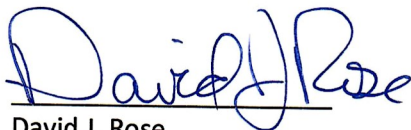
Precision 1: 188185.45

Lot 131A

Being all of lot 131. 132 and 133 of Tract No. 5632-2, per map recorded in book 169, pages 51-60 inclusive of miscellaneous records in the City of San Buenaventura, County of Ventura, State of California described as follows:

Beginning at the Easterly corner of said lot 133, said point being the common corner of said lots 133 and 269 of said Tract No. 5632-2 and the Northerly line of Citrus Drive, 68' wide, thence along the common line between said lots 133 and 269

- 1ST: North 35°36'40" West, 95.00 feet to a point in the Southerly line of an alley, 20' wide; thence along said southerly line the following 3 courses
- 2ND: South 54°23'20" West, 262.12 feet to the beginning of a tangent curve concave Northerly and having a radius of 30.00 feet; thence
- 3RD: Westerly through a central angle of 60°46'49", an arc length of 31.82 feet; thence
- 4TH: North 64°49'51" West, 3.80 feet; thence leaving said southern line along the common line of said 131 and lot 130 of said Tract No. 5632-2 the following 3 course.
- 5TH: South 25°10'09" West, 25.30 feet; thence
- 6TH: South 18°50'48" East, 21.59 feet; thence
- 7TH: South 25°10'09" West, 51.18 feet to a point in the Northerly of Nevada Avenue, 68' wide; thence along said northerly lines of Nevada Avenue and Citrus Drive the following 2 courses
- 8TH: South 64°49'15" East, 63.79 feet; thence
- 9TH: North 54°23'20" East, 331.99 feet to the point of beginning.



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EXHIBIT "B"

CAPISTRANO DRIVE

EXISTING AREAS:

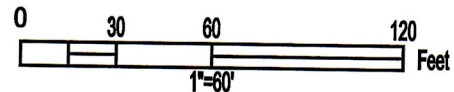
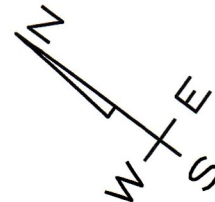
LOT 131 10,279.74 SF
 LOT 132 15,025.51 SF
 LOT 133 7,525.37 SF
 32,830.62 SF

PROPOSED AREA:

PARCEL A 32,830.62 SF

CURVE TABLE

TAG	DELTA	RADIUS	LENGTH	TANGENT
C1	60° 46' 49"	30.00'	31.82'	17.59'



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 EXP. 12-31-22

D.T.R. ENGINEERING

2448 JACARANDA DRIVE, OXNARD CALIFORNIA 93036 - (805) 919-9443

CITY OF SAN BUENAVENTURA

PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

DESIGNED BY: DJR
 DRAWN BY: DJR
 CHECKED BY: DJR

APPROVED BY: _____
 CITY SURVEYOR L.S. 9427

LLA# 10-21-61924

PROJECT NO.

3407

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CAPISTRANO DRIVE

LOT 268
169MR51

LOT 119
169MR51

LOT 124
169MR51

LOT 125
169MR51

LOT 129
169MR51

ALLEY

PARCEL "131A"

CITRUS DRIVE

NEVADA AVENUE

EXISTING AREAS:

LOT 131 10,279.74 SF

LOT 132 15,025.51 SF

LOT 133 7,525.37 SF

32,830.62 SF

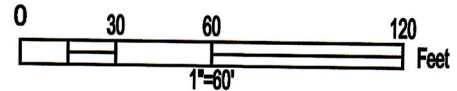
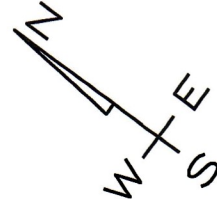
PROPOSED AREA:

PARCEL A

32,830.62 SF

CURVE TABLE

TAG	DELTA	RADIUS	LENGTH	TANGENT
C1	60° 46' 49"	30.00'	31.82'	17.59'



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RCE 32127
EXP. 12-31-22

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2448 JACARANDA DRIVE, OXNARD CALIFORNIA 93036 - (805) 919-9443

CITY OF SAN BUENAVENTURA

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

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APPROVED BY: _____
CITY SURVEYOR L.S. 9427

LLA# 10-21-61924 SITE PLAN

PROJECT NO.

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TRACT No. 5632-2
LOTS 131-133 MERGER CALCS

North: 12191.7354' East: 6300.2050'

Segment #1 : Line

Course: N35° 36' 40"W Length: 95.00'
North: 12268.9692' East: 6244.8884'

Segment #2 : Line

Course: S54° 23' 20"W Length: 262.12'
North: 12116.3418' East: 6031.7880'

Segment #3 : Curve

Length: 31.82' Radius: 30.00'
Delta: 60° 46' 49" Tangent: 17.59'
Chord: 30.35' Course: S84° 46' 44"W
Course In: N35° 36' 40"W Course Out: S25° 10' 09"W
RP North: 12140.7315' East: 6014.3196'
End North: 12113.5800' East: 6001.5639'

Segment #4 : Line

Course: N64° 49' 51"W Length: 3.80'
North: 12115.1961' East: 5998.1247'

Segment #5 : Line

Course: S25° 10' 09"W Length: 25.30'
North: 12092.2982' East: 5987.3648'

Segment #6 : Line

Course: S18° 50' 48"E Length: 21.59'
North: 12071.8657' East: 5994.3392'

Segment #7 : Line

Course: S25° 10' 09"W Length: 51.18'
North: 12025.5450' East: 5972.5727'

Segment #8 : Line

Course: S64° 49' 51"E Length: 63.79'
North: 11998.4156' East: 6030.3062'

TRACT No. 5632-2
LOTS 131-133 MERGER CALCS

Segment #9 : Line

Course: N54° 23' 20"E Length: 331.99'
North: 12191.7269' East: 6300.2101'

Perimeter: 886.58' Area: 32830.62 Sq. Ft.
Error Closure: 0.0099 Course: S30° 41' 22"E
Error North: -0.00850 East: 0.00504
Precision 1: 89406.06

Exhibit "A"

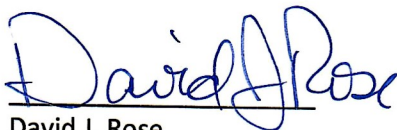
Lot 119A

Being all of lot 119 and 268 of Tract No. 5632-2, per map recorded in book 169, pages 51-60 inclusive of miscellaneous records in the City of San Buenaventura, County of Ventura, State of California described as follows:

Beginning at the Northeast corner of said lot 119, said point being the common corner of said lots 119 and 268 and the Northerly line of an Alley, 20' wide, thence along the common line between said lots 119 and 268 the following 3 courses

- 1st: North 35°36'40" West, 41.05 feet to the beginning of a tangent curve concave Southerly and having a radius of 317.00 feet; thence
- 2ND: Westerly through a central angle of 29°13'11", an arc length of 161.66 feet; thence
- 3RD: North 64°49'51" West, 48.08 feet; thence
- 4TH: South 57°20'24" West, 12.72 feet; thence
- 5TH: South 25°10'09" West, 81.24 feet to a point on the northerly line of an Alley, 20' wide; thence along said Northerly line the following three courses
- 6TH: South 64°49'51" East, 54.85 feet to the beginning of a tangent curve concave Southerly and having a radius of 225.00 feet; thence
- 7TH: Easterly through a central angle of 29°13'11", and arc length of 114.75 feet; thence
- 8TH: South 35°36'40" East. 30.05 feet to the beginning of a tangent curve Northerly and having a radius of 11.00 feet; thence
- 9TH: Easterly and Northerly through a central angle of 90°00'00", and arc length of 17.28 feet; thence
- 10TH: North 54°23'20" East, 81.00 feet to the point of beginning.

This legal description was prepared by a California Licensed Civil Engineer as required by the Professional Land Surveyor's Act on 2/27/2022.



David J. Rose
RCE 32127
Exp. 12/31/2020



Exhibit "A"

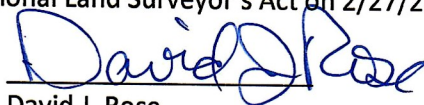
Lot 268A

Being all of lot 119 and 268 of Tract No. 5632-2, per map recorded in book 169, pages 51-60 inclusive of miscellaneous records in the City of San Buenaventura, County of Ventura, State of California described as follows:

Beginning at the Northeast corner of said lot 119, said point being the common corner of said lots 119 and 268 and the Northerly line of an Alley, 20' wide, thence along the common line between said lots 119 and 268 the following 3 courses

- 1st: North 35°36'40" West, 41.05 feet to the beginning of a tangent curve concave Southerly and having a radius of 317.00 feet; thence
- 2ND: Westerly through a central angle of 29°13'11", an arc length of 161.66 feet; thence
- 3RD: North 64°49'51" West, 48.08 feet; thence
- 4TH: South 57°20'24" West, 12.72 feet; thence
- 5TH: South 25°10'09" West, 81.24 feet to a point on the northerly line of an Alley, 20' wide; thence along said Northerly line
- 6TH: North 64°49'51" West, 20.00 feet to a point on the Easterly line of Carlos Street, 54' wide; thence along said Easterly line the following 2 courses
- 7TH: North 25°10'09" East, 49.60 feet; thence
- 8TH: North 57°20'24" East, 84.47 feet to the intersection of the Easterly line of Carlos Street, 54' wide, with the Southerly line of Capistrano Drive, 44' wide; thence along said Southerly line the following 3 courses
- 9TH: South 51°19'44" East, 34.53 feet to the beginning of a tangent curve concave Southerly and having a radius of 706.00 feet; thence
- 10TH: Easterly through a central angle of 16°11'30", an arc length of 199.51 feet; thence
- 11TH: South 35°08'15" East, 5.73 feet to the intersection of the Southerly line of Capistrano Drive 44' wide, and the Northerly Line of an Alley, 20' wide; thence along said northerly line
- 12TH: South 54°23'20" West, 6.16 feet to the point of beginning.

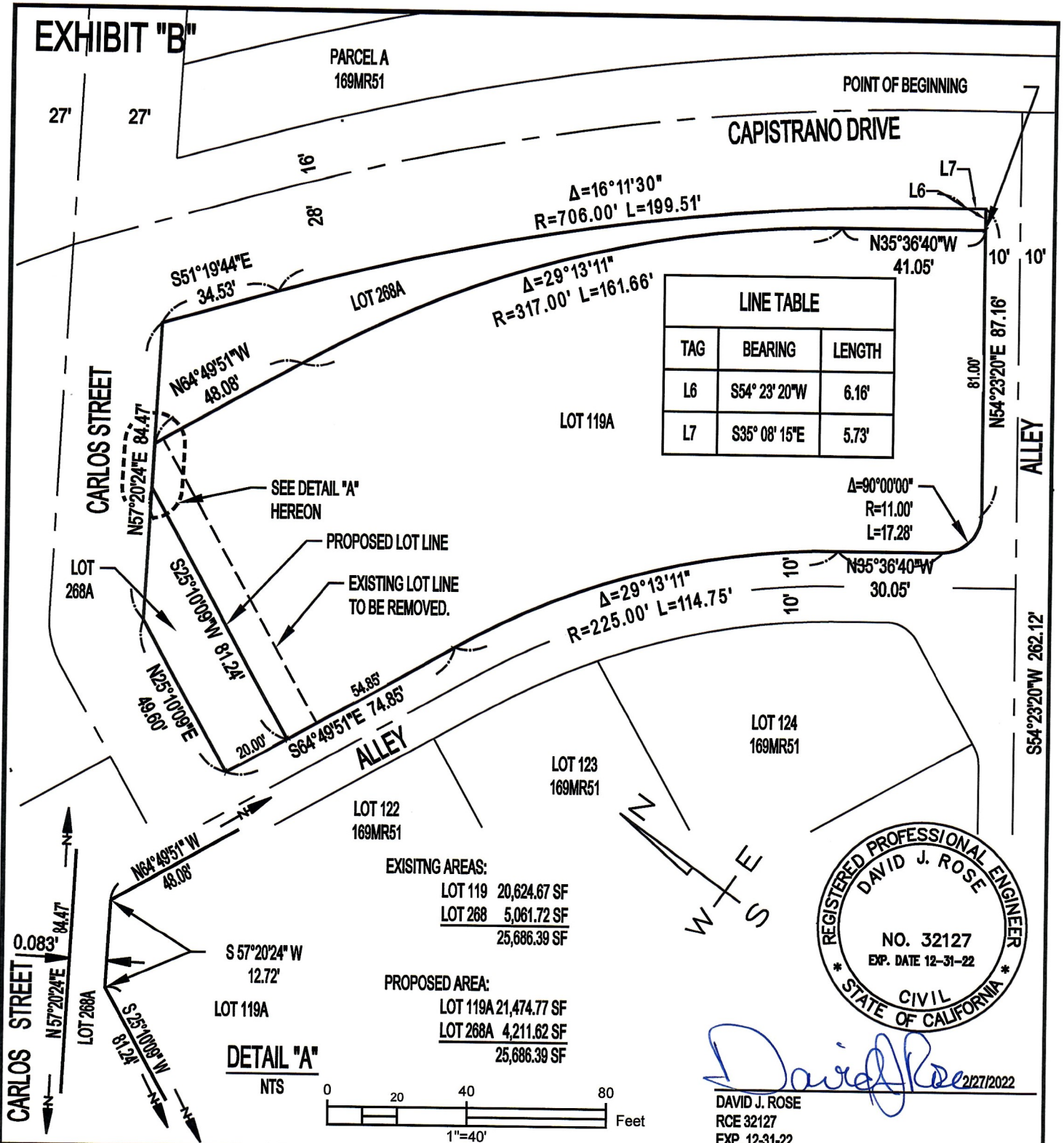
This legal description was prepared by a California Licensed Civil Engineer as required by the Professional Land Surveyor's Act on 2/27/2022.



David J. Rose
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Exp. 12/31/2022



EXHIBIT "B"



D.T.R. ENGINEERING

2448 JACARANDA DRIVE, OXNARD CALIFORNIA 93036 - (805) 919-9443

CITY OF SAN BUENAVENTURA

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DESIGNED BY: DJR
 DRAWN BY: DJR
 CHECKED BY: DJR

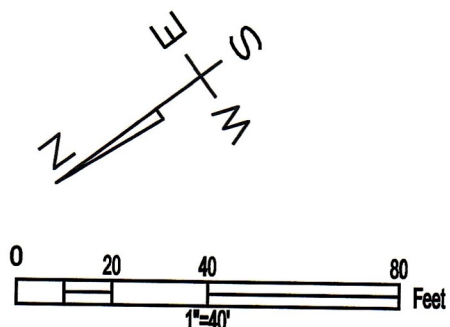
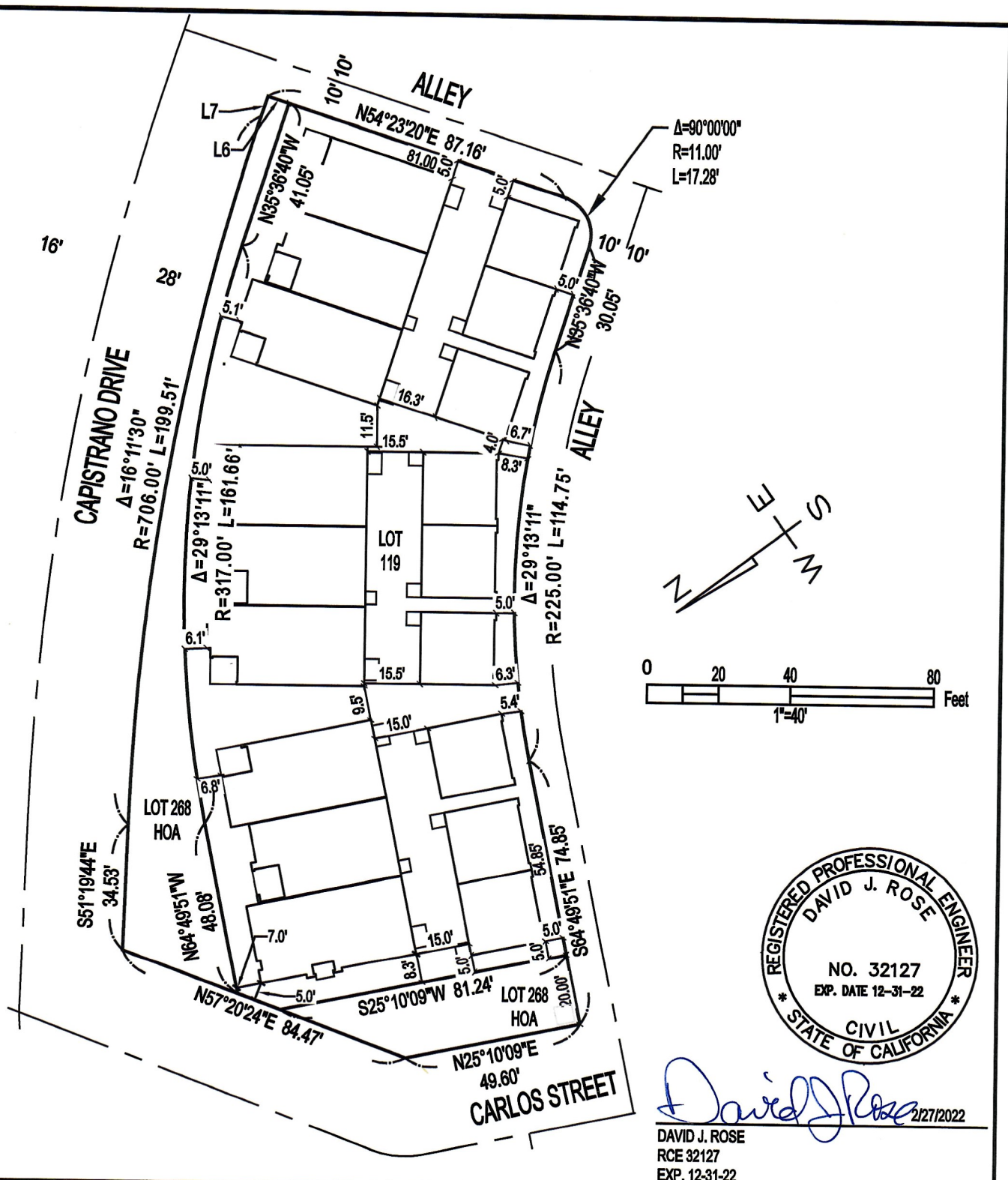
LLA# 10-21-61924

PROJECT NO.

3407

APPROVED BY:
 CITY SURVEYOR L.S. 9427

PAGE 1
OF 1



David J. Rose 2/27/2022
 DAVID J. ROSE
 RCE 32127
 EXP. 12-31-22

D.T.R. ENGINEERING
 2448 JACARANDA DRIVE, OXNARD CALIFORNIA 93036 - (805) 919-9443

CITY OF SAN BUENAVENTURA

PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

DESIGNED BY: DJR
 DRAWN BY: DJR
 CHECKED BY: DJR

APPROVED BY: _____
 CITY SURVEYOR L.S. 9427

LLA# 10-21-61924 SITE PLAN

PROJECT NO.
3407
 PAGE I
 OF I

TRACT No. 5632-2
LOT LINE ADJUSTMENT 119-268

Lot 119A

North: 12283.9583' East: 6231.4688'

Segment #1 : Line

Course: N35° 36' 40"W Length: 41.05'

North: 12317.3315' East: 6207.5662'

Segment #2 : Curve

Length: 161.66' Radius: 317.00'

Delta: 29° 13' 11" Tangent: 82.63'

Chord: 159.92' Course: N50° 13' 16"W

Course In: S54° 23' 20"W Course Out: N25° 10' 09"E

RP North: 12132.7485' East: 5949.8490'

End North: 12419.6526' East: 6084.6646'

Segment #3 : Line

Course: N64° 49' 51"W Length: 48.08'

North: 12440.1006' East: 6041.1495'

Segment #4 : Line

Course: S57° 20' 24"W Length: 12.72'

North: 12433.2362' East: 6030.4407'

Segment #5 : Line

Course: S25° 10' 09"W Length: 81.24'

North: 12359.7095' East: 5995.8899'

Segment #6 : Line

Course: S64° 49' 51"E Length: 54.85'

North: 12336.3822' East: 6045.5323'

Segment #7 : Curve

Length: 114.75' Radius: 225.00'

Delta: 29° 13' 11" Tangent: 58.65'

Chord: 113.51' Course: S50° 13' 16"E

Course In: S25° 10' 09"W Course Out: N54° 23' 20"E

RP North: 12132.7446' East: 5949.8415'

End North: 12263.7555' East: 6132.7669'

TRACT No. 5632-2
LOT LINE ADJUSTMENT 119-268

Segment #8 : Line

Course: S35° 36' 40"E Length: 30.05'
North: 12239.3252' East: 6150.2644'

Segment #9 : Curve

Length: 17.28' Radius: 11.00'
Delta: 90° 00' 00" Tangent: 11.00'
Chord: 15.56' Course: S80° 36' 40"E
Course In: N54° 23' 20"E Course Out: S35° 36' 40"E
RP North: 12245.7303' East: 6159.2073'
End North: 12236.7868' East: 6165.6160'

Segment #10 : Line

Course: N54° 23' 20"E Length: 81.00'
North: 12283.9516' East: 6231.4680'

Perimeter: 642.66' Area: 21474.77 Sq. Ft.
Error Closure: 0.0068 Course: S6° 56' 19"W
Error North: -0.00679 East: -0.00083
Precision 1: 93820.59

Lot 268A

North: 12359.7105' East: 5995.9014'

Segment #1 : Line

Course: N64° 49' 51"W Length: 20.00'
North: 12368.2163' East: 5977.8003'

Segment #2 : Line

Course: N25° 10' 09"E Length: 49.60'
North: 12413.1071' East: 5998.8948'

Segment #3 : Line

Course: N57° 20' 24"E Length: 84.47'
North: 12458.6916' East: 6070.0091'

TRACT No. 5632-2
LOT LINE ADJUSTMENT 119-268

Segment #4 : Line

Course: S51° 19' 44"E Length: 34.53'
North: 12437.1156' East: 6096.9682'

Segment #5 : Curve

Length: 199.51' Radius: 706.00'
Delta: 16° 11' 30" Tangent: 100.43'
Chord: 198.85' Course: S43° 13' 59"E
Course In: S38° 40' 16"W Course Out: N54° 51' 45"E
RP North: 11885.9092' East: 5655.8248'
End North: 12292.2387' East: 6233.1740'

Segment #6 : Line

Course: S35° 08' 15"E Length: 5.73'
North: 12287.5529' East: 6236.4719'

Segment #7 : Line

Course: S54° 23' 20"W Length: 6.16'
North: 12283.9660' East: 6231.4639'

Segment #8 : Line

Course: N35° 36' 40"W Length: 41.05'
North: 12317.3392' East: 6207.5612'

Segment #9 : Curve

Length: 161.66' Radius: 317.00'
Delta: 29° 13' 11" Tangent: 82.63'
Chord: 159.92' Course: N50° 13' 16"W
Course In: S54° 23' 20"W Course Out: N25° 10' 09"E
RP North: 12132.7562' East: 5949.8441'
End North: 12419.6602' East: 6084.6596'

Segment #10 : Line

Course: N64° 49' 51"W Length: 48.08'
North: 12440.1083' East: 6041.1445'

Segment #11 : Line

Course: S57° 20' 24"W Length: 12.72'
North: 12433.2439' East: 6030.4357'

TRACT No. 5632-2
LOT LINE ADJUSTMENT 119-268

Segment #12 : Line

Course: S25° 10' 09"W Length: 81.24'

North: 12359.7171' East: 5995.8850'

Perimeter: 744.76' Area: 4211.62 Sq. Ft.

Error Closure: 0.0178 Course: N68° 01' 42"W

Error North: 0.00664 East: -0.01647

Precision 1: 41705.06